

FOR  
SALE



Poplar Street, New Ollerton, Newark, Nottinghamshire NG22 9PY

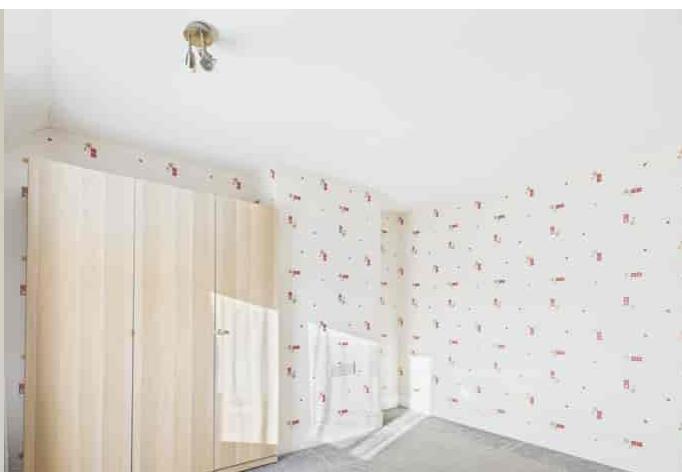
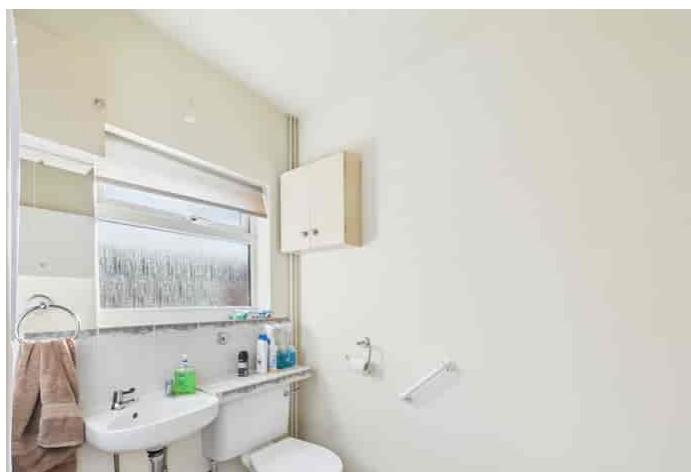
£155,000 - Freehold

Chadwells  
Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 lisa@chadwells.co.uk

## PROPERTY SUMMARY

Spacious Family Home... Situated in a desirable location in the heart of Ollerton and close to local amenities and transport links this property comes to the market with no upward chain! Offering great living accommodation throughout, comprising kitchen diner, lounge, utility room and pantry to the ground floor with the first floor housing three generous bedrooms and family bathroom. The rear garden is a great size and is fully enclosed with a shared driveway to the side leading to the off road parking space. Viewings are a must to appreciate all this property has to offer!



## POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Semi Detached House
- Three Well Proportioned Bedrooms
- Larger Than Average Garden To The Rear
- Desirable Location Close To Local Amenities
- Gas Central Heating

**Entrance Hall**

Accessed through a composite door to the front aspect and having vinyl flooring, uPVC window to the front aspect, radiator, ceiling light fitting and stairs off to the first floor landing.

**Lounge**

14' 0" x 12' 2" (4.27m x 3.71m) Having a feature gas fire with marble insert and hearth and wooden surround with display lights. Laminate flooring, uPVC window to the front aspect, radiator, pendant light fitting, BT and TV points.

**Kitchen Diner**

11' 9" x 9' 10" (3.58m x 3.00m) Fitted with a range of wall and base units having worksurfaces over inset with a stainless steel sink and drainer. Space for upright fridge freezer and space for freestanding cooker with extractor fan over. Tiled splash backs, uPVC window to the rear aspect, ceiling light fitting, radiator and tiled flooring.

**Pantry**

3' 0" x 9' 5" (0.91m x 2.87m) With shelving, wall mounted combi boiler, uPVC window to the side aspect and tiled flooring.

**WC/Utility Room**

6' 9" x 4' 8" (2.06m x 1.42m) Fitted with a low flush WC and wall mounted wash basin. Space and plumbing for washing machine and tumble dryer, obscure uPVC window to the side aspect, radiator, ceiling light fitting and tiled flooring.

**First Floor Landing**

With carpet flooring, uPVC window to the side aspect, pendant light fitting and loft access.

**Bedroom One**

11' 11" x 12' 6" (3.63m x 3.81m) With fitted wardrobes, uPVC window to the rear aspect, carpet flooring, ceiling light fitting and radiator.

**Bedroom Two**

9' 9" x 10' 4" (2.97m x 3.15m) With carpet flooring, uPVC window to the front aspect, built in shelving, ceiling light fitting and radiator.

**Bedroom Three**

6' 10" x 9' 6" (2.08m x 2.90m) With carpet flooring, built in storage, uPVC window to the rear aspect, pendant light fitting and radiator.

**Bathroom**

5' 0" x 6' 9" (1.52m x 2.06m) Fitted with a three piece suite comprising bath with handheld shower, low flush WC and wall mounted wash basin. Built in storage cupboard, obscure uPVC window to the front aspect, ceiling light fitting, radiator, fully tiled walls and vinyl flooring.

**Externally**

The front of the property is laid to lawn with a shared driveway to the side aspect giving access to the off road parking space and enclosed rear garden. To the rear of the property you will find a larger than average garden which is mainly laid to lawn with a patio seating area and an array of planted shrubs and flowers.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (58)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

